

SECTION 13 - ACCESSORY BUILDINGS, STRUCTURES AND USES

1. PURPOSE

The purpose of these regulations is to establish the relationship between principal and accessory buildings, structures and uses and the criteria for regulating such accessory buildings, structures and uses. Further, the purpose of these regulations is to:

- a. Maintain neighborhood integrity and preserve the existing character of the neighborhood by encouraging compatible land uses; and
- b. Provide residents the opportunity to use their property to enhance or fulfill personal objectives as long as the use of the property is not incompatible with the land use or character of the neighborhood.

2. STANDARDS

- a. Accessory buildings, structures or uses must be located on the same lot as the principal building, structure or use. No accessory building, structure or use shall be constructed or established prior to the construction or establishment of the principal building, structure or use.
- b. Mobile or manufactured homes, truck trailers/bodies, railroad cars, RV's or buses shall not be used as accessory buildings. Portable storage containers or shipping containers may be used as accessory structures but shall require a permit and must meet all setback requirements.
- c. No accessory building shall be used as sleeping or housekeeping quarters unless expressly permitted in the zoning district in which the property is located.
- d. Prior to the issuance of a permit for an accessory building, the Environmental Health Specialist shall determine that the building will not create a violation of the Sanitary Code nor impede the construction of a new sanitary system if a new system is required at the time of permit approval.
- e. Except for commercial and industrial zoning districts, accessory buildings shall not be rented or used for any business, profession, trade or occupation, other than as an accessory to an approved home occupation or small scale business occurring on the same lot.
- f. Except for commercial and industrial zoning districts, accessory buildings shall not be rented for storage.

3. DENSITY REQUIREMENTS

- a. Accessory buildings, regardless of size shall be set back a minimum of five (5) feet from the side or rear lot lines.

- b. No detached accessory building shall be closer than ten (10) feet from the principal structure.
- c. Except for commercial and industrial zoning districts, accessory buildings shall not exceed a sidewall height of sixteen (16) feet.
- d. Except for commercial and industrial zoning districts, a maximum of two (2) detached accessory structures shall be permitted.
- e. Whether one or multiple accessory structures, the total cumulative floor area shall not exceed the maximum size allowed per lot size/zoning district calculations (see Table 1) or the maximum square footage of the footprint of the principal structure; whichever is greater.

Table 1. Maximum Floor Area for Accessory Buildings		
<i>Lot Size (acres)</i>	<i>Zoning District</i>	
	<i>AG, SF-1, SF-2 & SF-3, C, D and N Zones</i>	<i>SF-4 and SF-5 Zones</i>
<i>Less than .50</i>	<i>1000 sf.</i>	<i>NA</i>
<i>.50 - .99</i>	<i>1000 sf. plus 50 sf. per additional .1 acre of lot area above .5 acres (1200 sf max)</i>	<i>NA</i>
<i>1 – 1.99</i>	<i>1250 sf. plus 50 sf. per additional .1 acre of lot area above 1 acre (1700 sf max)</i>	<i>NA</i>
<i>2 – 4.99</i>	<i>1750 sf. plus 50 sf. per additional .1 acre of lot area above 2 acres (3200 sf max)</i>	<i>1750 sf. plus 50 sf. per additional .1 acre of lot area above 2 acres (3200 sf max)</i>
<i>5 – 19.99</i>	<i>3250 sf. plus 100 sf. per additional 1 acre of lot area above 5 acres (4750 sf max)</i>	<i>3250 sf. plus 100 sf. per additional 1 acre of lot area above 5 acres (4750 sf max)</i>
<i>20 or more</i>	<i>5000 sf.</i>	<i>5000 sf.</i>

* When calculating the cumulative area of all accessory buildings or total building height, fractions up to 0.5 may be disregarded and fractions of 0.5 or more shall be rounded to the next whole number.